

Development approvals in future sewer areas

Policy, procedure, protocol	Policy
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Related documents	
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Section / Department	Water Cycle
Linkage to Our Community Plan	2 Our Infrastructure
Objective	2.3 We will have communities that are well serviced with essential infrastructure
Strategy	2.3.2 Maintain and renew sewerage network infrastructure to ensure provision of an efficient and environmentally sound sewerage service

1. Purpose

This policy outlines the requirements Council will impose if approving development in areas identified as reticulated sewerage catchments where sewerage is not yet available.

Council has a 30 year financial model for its sewerage fund which includes proposed future works to service area identified as sewerage catchments; however, there is no guarantee that works beyond the current Delivery Program will proceed. Future sewerage works are not included in a Section 64 Developer Contributions plan until Council has adopted a concept option, which indicates a future commitment to proceed to construction, and are not included in the Delivery Program until construction is scheduled.

2. Definitions

Reticulated Sewerage Catchment – an area which is either identified as a sewerage catchment in an existing Section 64 plan, or is identified in the Mid Coast Regional Strategy as a “Proposed Future Urban Release Area” or “Proposed Employment Lands”.

3. Background/legislative requirements

This is a policy document only and is supported by the following regulations and documentation:

- Local Government Act and Local Government (General) Regulation
- Environmental Planning Act and Environmental Planning Regulation

4. Catchments for which provision of sewerage is not in Council’s Current Delivery Program

Development requiring reticulated sewerage in catchments for which provision of sewerage is not in Council’s current Delivery Program may only be approved if the developer, at their cost, provides sewerage infrastructure with capacity to service the entire catchment. If the capacity provided includes provision for other developments, then Council will prepare a Section 64 plan for the catchment which will recoup costs from other developments for a period of five (5) years and pass these on to the original developer.

Developments in these catchments which are approved with on-site effluent management systems will be required to connect to reticulated sewerage when it becomes available.

5. Catchments for which provision of sewerage is included in Council’s Current Delivery Program

Development requiring reticulated sewerage in catchments for which provision of sewerage is included in Council’s Delivery Program may be approved with a deferred

commencement condition indicating that the construction certificate will only be released when Council awards a construction contract for providing the sewerage (or, if the sewerage is constructed using day labour, when Council commences construction). An advice will also be included which indicates that Council does not guarantee sewerage construction will commence in accordance with the timing in the Delivery Program

Developments in these catchments which are approved with on-site effluent management systems will be required to connect to reticulated sewerage when it becomes available.

6. Catchments where construction for provision of sewerage has commenced but is not completed

Development requiring reticulated sewerage in catchments where construction for provision of sewerage has commenced but is not completed may be approved with a condition indicating that occupation certificates will only be granted when construction of the sewerage scheme is completed and sewerage is available. An advice will also be included which indicates that Council does not guarantee construction of the sewerage will be completed by a certain date.